



# **Public-Private Partnerships Project Portfolio**

NDC P3 Projects:

# **Local Government Social Infrastructure**

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## Riverside County Law Building

Indio, California

An NDC Public-Private Partnership Project

When California passed an assembly bill that realigned criminal justice services between the State and counties, Riverside County, CA was required to increase its responsibilities. Their current Criminal Justice Center, the Larson Justice Center, needed to be revitalized and expanded. The Riverside County Law Building was proposed and through a rigorous RFP Process, the County selected NDC and developer Trammell Crow to design, permit and construct the project.

The Riverside County Law Building is a LEED Gold designed, 90,363 square foot, three-story office building that will provide office space for the county's District Attorney, Public Defender, and County Counsel. The project also includes a Parking lot with surface parking for 369 spaces. A portion of those spaces will be covered with solar power generation that have a capacity to provide up to 30% of the building's anticipated electrical usage.

### American Model Approach

**\$44.38 Million** bond issue

**LEED Platinum**

**90,363** square foot office space

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## **The Gateway at Alhambra**

**Alhambra, California**

**An NDC Public-Private Partnership Project**

The Los Angeles Community Development Commission was in need of better office space. The CDC's various departments were housed in four different locations, resulting in an annual occupancy cost to the CDC of more than \$4 million per year. In order to decrease office space costs and to operate programs more efficiently, Los Angeles County decided to build a new building.

Working with Los Angeles County, the National Development Council purchased the site, then selected a developer to design and build the Gateway at Alhambra, a three-story, 130,000 square foot office building. The building is designed to the CDC's specifications, uses state-of-the-art environmental building techniques, and is expected to meet LEED certification standards.

As it pays off the bonds over the 30-year bond period, the LA CDC's annual cost for this new office space will be lower than if the CDC had continued with its previous office space arrangement. When the bonds are retired at the end of 30 years, ownership of the Gateway at Alhambra will fully revert to the LA CDC at no additional cost.

### **American Model Approach**

**\$44 Million bond issue**

**130,000 square foot LEED Designed office space**

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## Chinook Building

Seattle, Washington

An NDC Public-Private Partnership Project

The Chinook Building is a government office building built for King County to expand its Seattle offices as part of a larger plan to consolidate county offices into a downtown campus. The 13-story Chinook Building houses 1,400 employees working for a variety of county agencies. The project includes a six-story, 817-space detached parking garage. The building is LEED Gold for the exterior and LEED Platinum for the interior (both certifications are pending). The state-of-the-art green building techniques include a green roof, a rainwater irrigation system, and high-efficiency HVAC and energy systems.

Using 63-20 bonds, NDC leased the land from King County, selected a developer, and was involved with the design and construction process. The building was developed and delivered on a significantly reduced timeline and development budget compared to original county estimates. When the bonds are retired at the end of 30 years, ownership of the Chinook Building will revert to King County at no additional cost to the county.

### American Model Approach

**\$101 Million** bond issue

**LEED Gold Shell and Core and LEED Platinum Interior**

**295,000** square foot office space with **817-space Detached Parking Garage**

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## Washington State Data Center

Olympia, Washington

An NDC Public-Private Partnership Project

In 2007, the State of Washington was seeking proposals from private developers for the financing and construction of a new office building and data center on its Capitol Campus in Olympia, WA. After a competitive selection process, the National Development Council was chosen to finance the project.

Using 63-20 bonds, NDC leased the land from the State of Washington and then worked with developer Wright Runstad to build the new facility. The state-of-the-art 199,000 square foot office complex and 110,000 square foot data center opened in late 2011. This project allowed for the consolidation of the state's information technology services into one building, promoting efficiency and cost savings and opening up additional space for several state agency offices.

### American Model Approach

**\$305 Million** bond issue

**199,000** square foot office complex and **110,000** square foot data center

**300** space underground parking garage with **35** above ground stalls

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## Redmond City Hall

Redmond, Washington

An NDC Public-Private Partnership Project

By 2002, the City of Redmond found that more than 160 of the 300 city employees were housed in office spaces across Redmond at a cost to the city of more than \$500,000 per year. The City decided to build a new city hall to consolidate its offices.

Using 63-20 bonds, the National Development Council leased the land from the City of Redmond, and then worked with a developer to design and construct a state-of-the-art city hall with a focus on sustainable building techniques and innovative building design. The new LEED Silver-rated Redmond City Hall allows the city to house all its departments and 300 employees under one roof. The building encourages a greater sense of community, and the city is able to better serve its growing population.

When the bonds were retired in 2013, ownership of Redmond City Hall fully reverted to the city at no additional cost.

### American Model Approach

**\$39.2 Million** bond issue

**LEED Silver**

**107,000** square foot office space with **453 Space Parking Structure**

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## **Edna Lucille Goodrich Building**

**Tumwater, Washington**

**An NDC Public-Private Partnership Project**

The State of Washington had purchased a piece of property from the Port Authority of Olympia on the condition that the site would be developed within 10 years or ownership would revert back to the Port Authority. After nine years, development still had not started. The State needed to act quickly.

Working in partnership with the State of Washington, the National Development Council worked with a developer to design and build the Edna Lucille Goodrich Building. The 200,000 square foot LEED Gold building houses the State's Department of Transportation and Washington State Patrol offices.

The partnership with NDC significantly shortened the development timeline, allowing the Port Authority deadline to be met and the overall cost to be reduced. When the bonds are retired at the end of 30 years, ownership of the building will fully revert to the State of Washington at no additional cost.

### **American Model Approach**

**\$56.8 Million Bond Issue**

**200,000 square foot LEED Gold State of Washington Office Building**

**Parking for 670 Cars**

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## Yonkers Public Library

Yonkers, New York

An NDC Public-Private Partnership Project

The City of Yonkers partnered with NDC to renovate an abandoned industrial building, formerly occupied by Otis Elevator, to house both the Yonkers Board of Education and the Yonkers Public Library. The building, built in 1923, occupies a prominent location in the city on the waterfront and across from the Yonkers' central train station.

The project divided the 209,000 square-foot building vertically, providing the Yonkers Board of Education with new and renovated office space and closer proximity to public parking. The Yonkers Public Library is located in the other half of the building and is across from the train station and Larkin Plaza. Larkin Plaza is an urban park that has become a national model for reclaiming abandoned urban waterways for public use.

The offices and the library will share a loading dock, lobby, and a 450 seat auditorium. The fourth floor has a special room designated as the Yonkers Heritage Room and is devoted to the study and display of original and archival materials pertaining to local history. The library also serves the community with a small business center, group study rooms, a children's library, and internet access points.

### American Model Delivery

**\$53.3 Million** bond issue

**209,000** square feet of Municipal Offices and Public Library Facilities

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## Hartford Classical Magnet School

Hartford, Connecticut

An NDC Public-Private Partnership Project

The City of Hartford, Connecticut has instituted a cooperative program with the State of Connecticut to improve their school facilities and increase the number of majority students in the system. Currently, 94% of Hartford's 22,000 students in grades kindergarten through twelve are minority. NDC Housing and Economic Development Corporation working with the City undertook the construction and equipping of a new Magnet School for grades six through twelve in a building formerly occupied by a General Electric Corporation Insurance subsidiary. Although General Electric declined to donate the building, NDCHEDC acquired the building renovated it in stages to accommodate immediate occupancy by the Classical Magnet School and constructed a new gym and Black Box Theatre. Once the building was complete and inspected by the State Education Department, NDCHEDC transferred the building to the City of Hartford.

Currently, admission to the Classical Magnet School is open to students in Hartford and the 26 surrounding towns. The school's academic curricula are firmly rooted in the study of the classics and liberal arts. Student performance consistently ranks among the highest in the state

**\$32.8 Million General Obligation Bond Issue**

**126,800 square foot School Space for Grades 6-12**

**Student Capacity 500-800**

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# NDC P3 Projects: **Parking Facilities**

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## Warburton Parking Garage

Yonkers, New York

An NDC Public-Private Partnership Project

In an effort to renew its downtown and make it more attractive for residential and small business investment, the City of Yonkers partnered with NDC HEDC Public-Private Partnerships to develop the 300 space Warburton Parking Garage at Larkin Plaza. Like most densely populated urban areas, the City of Yonkers lacks the parking needed to support and sustain the revitalization efforts now under way. This lack of parking was exacerbated by the removal of the 144 surface parking spaces lost to the creation of Saw Mill River Park, a signature 4-acre city river park created by the day-lighting of the previously covered Saw Mill River.

This urban environmental reclamation project could not be completed without the replacement and expansion of parking in the Larkin Plaza area. In addition to supplying convenient parking for business patrons and visitors to the city's downtown, the Warburton Parking Garage also includes 87 parking spaces dedicated to the Warburton Riverview Apartments, new workforce housing project being constructed one-block from the Garage.

**\$14 Million** project cost using tax-exempt bonds, taxable bonds, municipal grants and NMTC equity

**300 Space** Parking Structure

A Critical Component to the Redevelopment of Downtown Yonkers

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## Cayuga Green Parking Garage

Ithaca, New York

An NDC Public-Private Partnership Project

The City of Ithaca partnered with NDC to construct a 700-car, seven-story parking structure south of Cayuga Street and adjacent to Tompkins County Public Library. The idea for the garage was to provide parking for both the general public and Cornell University employees who would be moving into a new 85,000 square-foot office building downtown.

Cayuga Green Parking Garage is located just two blocks from Ithaca Commons, a two-block pedestrian mall in downtown Ithaca. The garage provides parking and attracts customers for the shops, galleries, and restaurants that line both sides of the Commons. The Commons serves as the center of the Central Business District for the City of Ithaca. It is dotted with trees, benches and sculptures. A short, scenic walk along Six Mile Creek to Ithaca Commons was included as part of the Cayuga Green Parking Garage project. The garage also provides parking for Cayuga Place, which contains 34,000 square-feet of national retail stores, a five-screen movie theater, and 68 rental housing units. In addition, 45 condominium units are planned on a lot contiguous to the garage.

### American Model Delivery

**\$19 Million** bond issue

**700 Space** Parking Structure

Development of a Creek Walk along Six Mile Creek part of the project

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## **St. Luke's Parking Garage**

**Newburgh, New York**

**An NDC Public-Private Partnership Project**

The City of Newburgh Industrial Development Agency and St. Luke's Cornwall hospital partnered with NDC to construct a 550-space, five-story parking facility adjacent to the hospital. The project not only provides much needed parking for the hospital, but also included a heliport for air-transporting patients as well as a sky-bridge that connects the parking facility to main building.

**American Model Delivery**

**\$21.3 Million bond issue**

**550 Space Parking Structure**

**Development of a Sky-Bridge Part of the Project**

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## **Volusia County Inter-Modal Parking Facility** Syracuse, New York

An NDC Public-Private Partnership Project

The County of Volusia, Florida issued bonds on behalf of Community Development Properties, Volusia, Inc. which were used to construct a parking and transit facility in Daytona Beach, Florida.

The garage was the result of a public private partnership between the County, the City of Daytona Beach, NDC, and Haskell/Peck. The County and the City needed structured parking spaces to support the elimination of on beach parking for environmental reasons, the expansion of the Ocean Center, the County's meeting and convention center, to support the development of Ocean Walk Village Resort a 1,000 room resort with an additional 110,000 square feet of meetings space, to provide an inter-modal transportation facility for VOTRAN the County's mass transit agency and to support existing businesses like Earl Street, a family water and amusement park.

### **American Model Delivery**

**\$13.2 Million** bond issue

**1500 Space** Parking Structure with adjoining lot

Volusia County's Inter-Modal Transit Facility on the First Floor

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# NDC P3 Projects: **University Facilities**

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## Monroe County Community College

Rochester, New York

An NDC Public-Private Partnership Project

Monroe Community College in Rochester, NY along with the County of Monroe partnered with NDC HEDC Public-Private Partnerships to construct a two-level sports facility on their main campus. The facility is nearly 170,000 square feet and contains four standard size (200'x85') ice rinks suitable for ice hockey and other ice skating activities. Two of the ice surfaces can be converted to AstroTurf surfaces suitable for soccer, lacrosse, or roller hockey. The remaining two rinks are sand based and are used primarily as ice surfaces.

The facility also contains office space, restaurant, snack bar, storage space, mechanical rooms to house electrical and temperature control equipment, a first aid room, and restrooms, 420 stalls of onsite parking are also included. Two of the ice rinks have spectator arenas one with a seating capacity of 2,400 persons and the other with a seating capacity of 400 persons. There are also 18 locker rooms, including four primary locker rooms for each of the four ice surfaces; a professional sports team locker room and a visiting sports team locker room.

### American Model Approach

**\$12.6 Million** bond issue

**170,000** square feet with four standard size ice rinks

**420 stalls** of surface level parking

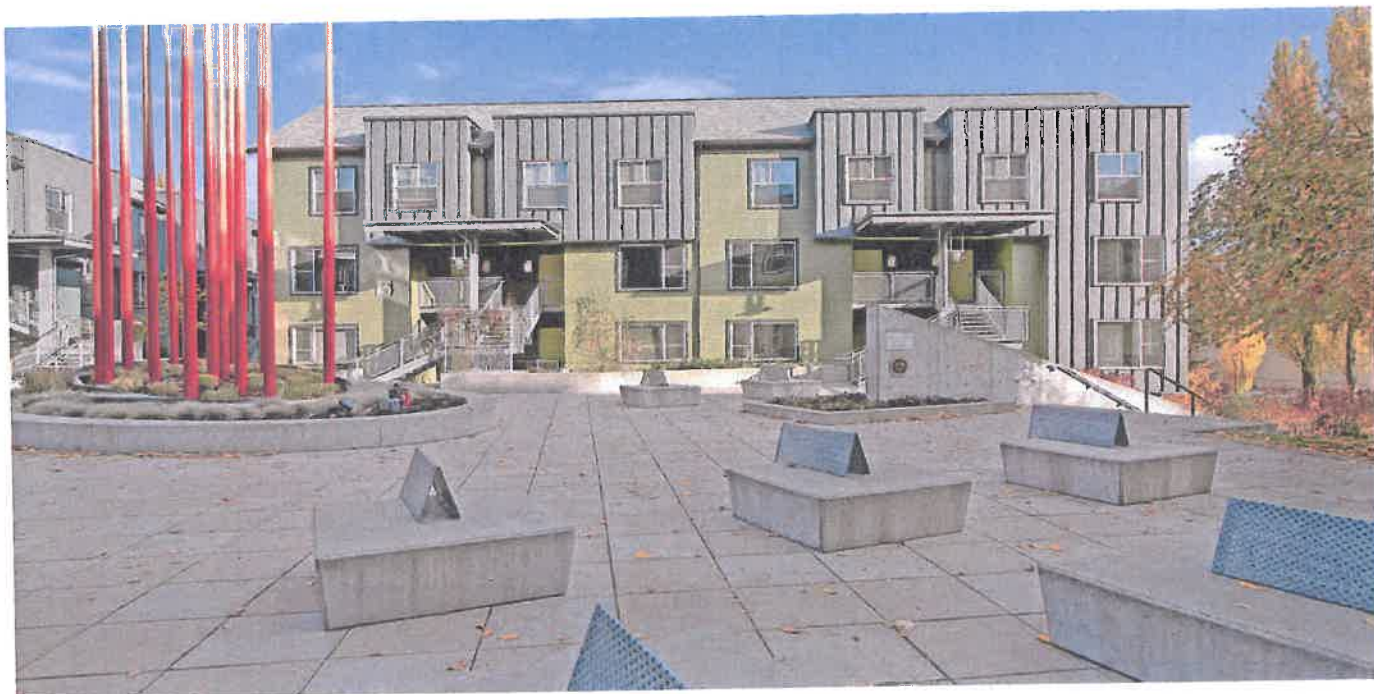
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## Nordheim Court

Seattle, Washington

An NDC Public-Private Partnership Project

Nordheim Court is a 164-unit, 460-bed student apartment community that arose out of a strong need for new housing at the University of Washington. In 2001, demand for residence hall space was so high that the University "tripled up" rooms originally built for two students.

Using 63-20 bonds, the National Development Council developed and constructed Nordheim Court in 18 months at no cost to the University with an estimated 20% cost savings. During its operation, the building has averaged 97% occupancy and a total of \$5.9 million has flowed back to the University to support its housing program.

In 2012, the University paid off the bonds, resulting in ownership of Nordheim Court being transferred to the University at no additional cost. This success story illustrates the life cycle of a 63-20 partnership as managed by NDC.

### American Model Approach

**\$34.1 Million** bond issue

**460 bed** student apartment project that is **LEED Gold**

**Ownership successfully transferred**

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## Wood Center Food Services

Fairbanks, Alaska

An NDC Public-Private Partnership Project

The Wood Center Food Services is the first phase of University of Alaska Fairbanks' campus wide effort to expand their student housing and dining facilities. Currently under construction, the new building occupies a renovated 6,000 square feet of the already existing Wood Center facility and includes a new construction expansion of 34,000 square feet. The Dining addition adds 320 additional dining seats, a new student activities office, and a renovated main entrance.

The project was financed using 63-20 bonds, issued by the NDC HEDC Public-Private Partnerships. Architecture firm Perkins+Will designed the \$23.6 million project; a building designed to endure Fairbanks' extreme weather conditions. Fairbanks typically experiences highs into the 80's and 90's (F) in the summer and lows into the 40's (F) during the winter months. Additional phases to develop student housing and dining services on the University of Alaska Fairbanks' campus are planned.

## American Model Approach

**\$23.6 Million** bond issue

**34,000** square feet of new construction and **6,000** square feet of renovation

**320** of additional dining seats added

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## **Wesley Apartments**

**Seattle, Washington**

### **An NDC Public-Private Partnership Project**

The Wesley Apartments is a 40-unit, 56-bed student apartment community located on the campus of Seattle Pacific University in the Lower Queen Anne neighborhood of Seattle.

Given an expanding student population and an increasing desire for upperclassmen to live on campus, Seattle Pacific University officials approached the National Development Council for assistance in developing a new apartment community geared toward continuing and transfer students.

Using 501(c)(3) tax-exempt bonds, NDC developed, financed, and constructed the Wesley Apartments in just 18 months. The Wesley Apartments opened in 2004, with rental revenue going back to pay off the bonds. In 2013, the bonds were retired and the Wesley Apartments was transferred to Seattle Pacific University ownership at no additional cost to the University.

### **American Model Approach**

**\$10.7 Million bond issue**

**156-Bed, 40 Unit Student Housing Project**

**Successfully Transferred ownership to Seattle Pacific University**

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